

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

In Re:

Chapter 13

Tammy L. Pellerin
aka Tammy Lynn Pellerin
aka Tammy Pellerin
aka Tammy L. Rother
aka Tammy L. Mandara
Debtor

Case No.: 5:20-bk-02807-MJC

**ORDER GRANTING
MOTION TO SELL REAL PROPERTY OF THE ESTATE**

Upon consideration of Debtor's Motion to Sell Real Property of the Estate: **260 BLACKTHORN DRIVE, SAYLORSBURG, PA 18353**, Dkt. # 31 ("Motion"), objections filed thereto and subsequently resolved, it is hereby **ORDERED** that said Motion is **GRANTED**, and further that Debtor be and is hereby **AUTHORIZED** to execute any all documents necessary to complete the sale of **260 BLACKTHORN DRIVE, SAYLORSBURG, PA 18353**, for the sum of THREE HUNDRED TWENTY-NINE THOUSAND AND 00/100 (**\$329,000.00**) DOLLARS, to Amanda C. Hanna and Joseph W. Norton.

IT IS FURTHER ORDERED that distribution of the proceeds from the sale of the real estate at settlement, be made as follows:

- a. Any out-of-pocket expenses advanced by or on behalf of Debtor and/or her realtors or closing agents in connection with the sale of the aforementioned property, and which have not been reimbursed at the time of settlement; then to
- b. Any notarization, document preparation, mail or wire fees, and/or incidental recording fees associated with the sale of the above property; then to
- c. Any transfer tax which is the responsibility of the Debtor; then to

- d. Realtors' commissions in accordance with the applicable agreement of sale and law; then to
- e. Attorneys' Fees of \$1,250.00 to Newman Williams, P.C. for preparing, filing, serving the instant motion and resolving objections and deed preparation; then to,
- f. Any real estate taxes, tax liens and municipal liens; then to
- g. The mortgage serviced by New Rez DBA Shellpoint Mortgage Servicing shall be paid in full subject to a proper and accurate payoff at the time of sale; then
- h. Debtor on account of her exempt interest in the Property (\$19,707.57); then
- i. Standing Chapter 13 Trustee Jack N. Zaharopoulos, Esq., in the amount of \$56,290.00; then
- j. The remaining proceeds to Debtor.

By the Court,

A handwritten signature in black ink, appearing to read 'MJC', is written over a horizontal line.

Mark J. Conway, Bankruptcy Judge
Dated: September 22, 2023